

MINUTES OF REGULAR MEETING
OF JUNE 28, 2005
CITY COUNCIL OF THE CITY OF MEADOWS PLACE, TEXAS

The regular meeting of the Meadows Place City Council was called to order at 8:24 p.m. by Mayor Mark McGrath at Meadows Place City Hall, One Troyan Drive, Meadows Place, Texas, with notice of said meeting giving the time, place, date and subject thereof having been posted as prescribed by Article 6252-17, V.T.A.C.S. with the following members present and in attendance:

Mayor:	Mark McGrath
Aldermen:	Charles Jessup Joe McCann David Piwonka Rick Staigle

and the following absent:

Alderman:	Terry Henley
-----------	--------------

thus constituting a quorum.

Captain Jack Ashton reported on police activity since the last regular council meeting. He said there were ten accidents, 18 arrests, 1,139 calls for service, 339 citations issued, 80 incident reports and 135 warning citations issued. Accidents were up a bit this month and traffic stops resulted in findings of marijuana, Zanex, drug paraphernalia and pirated copies of cd's and dvd's being found. The next Crime Watch Meeting will be held on Tuesday, July 19th. MDTs (Mobil Data Terminals or car computers) are installed and operating in our patrol vehicles. Officers are learning the ropes and hope to have full use of them by the end of July. Councilmember Jessup commended the police officers for their involvement on Splash Night. He believes their chatting and welcoming and general involvement with the kids is making our community better. He asked if we had any scooter problems or any particular calls to the CVS Pharmacy. Captain Ashton said there had been some scooter problems right after Christmas but not many now. He said there were some stolen bushes and parking violations reported at the CVS store, but there has been very little activity there since the store was built.

Mayor McGrath gave the Public Works report. He said there were 74 service calls for water problems. 69 of them were city related and 5 were on private lines. 21.7 million gallons of water were pumped during May. There have been four main water line breaks since May 20th. There were 4 sewer related service calls for May. One was a city problem and three were private lines. Phase 3 of pavement repairs for the next five weeks will focus on 21 point repairs needed in the immediate area around the school so they can be taken care of before school starts up again in August. Areas along the July 4th parade route were completed by July 1st. Phase 3 sidewalk repairs have seen 500 linear feet of concrete poured. Tree trimming along the sound walls is complete.

Mayor McGrath noted the 4th of July Parade would begin on Monday, the 4th, at 10:00 a.m. prompt.

During audience comments, Mrs. Cynthia Kelly of the 12200 block of Meadowdale said she was a 16 ½ year resident of Meadows Place and has raised three children here. She called Council's notice to the numerous residents from Meadows Place Senior Village in the audience. She encouraged the residents to pick up forms to register to vote. The city can use their wisdom and talents. She also praised the Parks and Recreation Department for their hard work involving all city residents, including seniors. Mrs. Kelly noted the seniors were attending this meeting because of serious issues they have with the management of their facility. She said the facility has a serious roof leak and mold is now of concern. No one wants to see the buildings deteriorate. There is an ant infestation and the lock down system is not working properly. She suggested a council member act as a liaison with Mr. Jim Hussy, the property manager. She said residents are not getting cash receipts when they pay their rent, nor do they have copies of their leases. Mayor McGrath welcomed

all of the Meadows Place Senior residents noting they have the same interests and rights as the rest of Meadows Place residents. Most of the issues brought up are not in violation of City Ordinances however he is extremely concerned about the lock out situation. He is willing to sit down and act as an intermediately with the management. Councilmember Piwonka said the health, safety and welfare issues were most serious.

Residents Joe Malik and Paul Blubaugh expressed concern over the CVS retention pond that seemed to contribute to a flooding problem on their properties with heavy rains that came on Memorial Day. Mayor McGrath noted a five inch rain in one hour is extremely unusual. The water receded quickly. He said he would get with the city engineer to check the elevations of the retention pond to see if anything could be done.

Mrs. Linda Littlejohn of the 11900 block of Meadow Trail said her mother was one of the first residents of the Senior Meadows project. She said the residents have been told by the management to leave rocks in the entrance doors to keep them open until the locking problem can be fixed. The emergency number given to residents to call with problems is an answering service and calls are not returned. Residents were asked what to do if a household emergency, such as an overflowing toilet or washing machine, occurs. They were told to call 9-1-1.

Mrs. Silvia Romano of the 11900 block of Bloomington asked Council not to forget that Dorrance at the Southwest Freeway is also an entrance to the City and should be improved with some landscaping.

Mrs. Marti Pattinson of the 12100 block of Meadow Valley noted that during heavy rains such as we had with tropical storm Allison, storm water entering the bayous was blocked. She wondered if this same problem could have been the cause of the Memorial Day flooding.

During Mayor's comments, Mayor McGrath introduces Mr. Thon Aguto from Sudan who is living and studying in this country. He is one of the Lost Boys of Sudan.

There were no council comments at this time.

Councilmember McCann made a motion, seconded by Councilmember Jessup to approve the minutes from the April 26, 2005 regular meeting as presented. The motion carried unanimously.

Mayor McGrath then explained to Council that the original Order of Demolition for the uninhabitable and unfixable house located at 12018 Pender Lane giving the owners until June 15th to demolish the building experienced some paperwork mix up and a new order giving a new date was necessary. Councilmember McCann made a motion, seconded by Councilmember Staigle to ratify the order, confirming a new demolition date of August 1, 2005. The motion carried unanimously. Mayor McGrath said if the owners miss this deadline, the city will demolish the building and file a lien on the property.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN AGREEMENT WITH SIERRA CIVIL CO. FOR TENNIS COURT REPAIRS.

Two bids for this project to repair and resurface our existing tennis courts have been received. City engineers recommend accepting the lowest qualified bidder and awarding the contract to Sierra Civil Co. Councilmember Piwonka made a motion to adopt the ordinance, numbered **2005-24**, authorizing the Mayor and City Secretary to enter into an agreement with Sierra Civil Co. for tennis court repairs at a cost of \$24,830. The motion was seconded by Councilmember McCann and unanimously approved.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN AGREEMENT WITH KNUDSON AND ASSOCIATES FOR PLANNING AND ESTABLISHING A TAX INCREMENT REINVESTMENT ZONE FOR MEADOWS MALL AND ADJOINING PROPERTY.

A Tax Increment Reinvestment Zone (TIRZ) will allow the city to aid in the demolition and improvements of the vacant property previously occupied by Garden Ridge and Loews Theatre as well as the surrounding area so that the land can be redeveloped into an attractive development. Councilmember Jessup made a motion to adopt the ordinance, numbered **2005-25**, as read. Councilmember McCann seconded this motion which carried unanimously. Councilmember Jessup noted that the Mayor put in much work and effort on the project, a good example of his forward leadership and proactive government policies. Mayor McGrath said this was step one in a very lengthy process.

Mayor McGrath then read the caption to the following ordinance:

AN ORDINANCE AUTHORIZING THE MAYOR AND THE CITY SECRETARY OF THE CITY OF MEADOWS PLACE, TEXAS, TO ENTER INTO AN AGREEMENT WITH REPUBLIC WASTE SERVICES OF TEXAS, LTD., FOR TRASH COLLECTION IN THE CITY OF MEADOWS PLACE.

The city's current trash contract expires on June 30th. This contract includes a \$0.51 per household per month increase in the cost charged to the city for this service. Councilmember Piwonka made a motion, seconded by Councilmember Staigle, to adopt the ordinance, numbered **2005-26**, with Republic Waste Services for trash collection. The motion carried unanimously.

Expenses to be ratified were presented to Council. Councilmember McCann made a motion, seconded by Councilmember Staigle to pay the bills as presented. The motion carried unanimously.

During audience comments, Mrs. Romano said she liked the TIRZ idea.

There being no further business to consider, Councilmember McCann made a motion, seconded by Councilmember Jessup to adjourn the meeting. With unanimous approval the meeting was adjourned at 9:23 p.m.

Elaine Herff, City Secretary